

ARTICLE 11

SEC. 21-11 REGULATIONS FOR THE TWO-FAMILY RESIDENTIAL OR “R2” DISTRICT.

11.1 Purpose: To establish areas for individual and common wall, shared residential dwelling units at low to medium densities while promoting the amenities of a traditional residential neighborhood. The following regulations shall apply in all “R2” districts.

11.2 Performance standards: All uses permitted within this district shall be subject to the performance standards set forth in [Article 41](#).

11.3 Uses permitted:

- (a) One (1) single-family dwelling or mobilehome which shall be constructed according to the residential construction standards of [Section 10.20](#).
- (b) Duplexes up to five (5) per project.
- (c) One (1) foster or small family home, family care home, supportive housing, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family. (Ord. No. 3021, 12/16/2014)
- (d) One (1) granny unit or one (1) residential second unit subject to the requirements of [Section 27.3\(h\)](#), or [Section 27.3\(m\)](#), respectively.
- (e) Home occupations subject to the requirements of [Section 27.3\(j\)](#).
- (f) Residential accessory uses and accessory structures.
- (g) Those uses permitted in the “R2” district with a zoning permit in Table A, [Article 27](#).

11.4 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case:

- (a) Uses permitted in Section 11.3 when not in compliance with the performance standards set forth in [Article 41](#).
- (b) Uses which are minor additions or alterations to existing uses or structures permitted by Section 11.5, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- (c) Those uses permitted in the “R2” district with a minor use permit in Table B, [Article 27](#).

11.5 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case:

- (a) Uses permitted in Sections 11.3 and 11.4 when not in compliance with the performance standards set forth in [Article 41](#).

- (b) Mobilehome parks subject to the requirements of [Article 43](#).
- (c) Duplexes over five (5) per project.
- (d) Those uses permitted in the “R2” district with a major use permit in Table B, [Article 27](#).

SEC. 21-11.10 DEVELOPMENT STANDARDS.

11.11 Maximum permitted density:

- (a) Single-family dwelling: 6,000 square feet per dwelling unit.
- (b) Duplex: 4,000 square feet per dwelling unit.

11.12 Minimum lot size:

- (a) Public water and sewer: 8,000 square feet.
- (b) Well and public sewer; or public water and septic system: 15,000 square feet.
- (c) Well and septic system: 40,000 square feet.

11.13 Minimum lot width:

- (a) Interior lot: 80 feet.
- (b) Corner lot: 100 feet.

11.14 Maximum length to width ratio: Three (3) to one (1).

11.15 Maximum lot coverage:

- (a) One story dwelling: 40 percent.
- (b) Two-story dwelling: 35 percent.

11.16 Minimum yards:

- (a) Front yard: Twenty (20) feet from lot line, or forty-five (45) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Fifteen (15) feet from lot line for one story structures, twenty (20) feet from lot line for structures exceeding one story, measured from the wall of the portion of the structure that exceeds one story. **(Ord. No. 2128, 1/14/1993)**
- (c) Side yard: Five (5) feet from lot line for a one-story structure, and an additional five (5) feet for every story above one for a duplex or a multi-family dwelling,

measured from the wall of the portion of the structure that exceeds one story.
(Ord. No. 2128, 1/14/1993)

- (d) Accessory uses: The above yards shall apply.

11.17 Maximum height:

- (a) Principal structure: Thirty-five (35) feet.
- (b) Accessory structure: Twenty (20) feet. (Ord. No. 1749, 7/7/1988)

11.18 Parking: The following minimum parking requirements shall apply except as provided in [Article 46](#). (Ord. No. 2172, 8/12/1993; Ord. No. 2305, 10/19/1995)

- (a) Residential use: Two (2) spaces. (Ord. No. 2172, 8/12/1993; Ord. No. 2305, 10/19/1995)
- (b) Other uses: As provided for in [Article 46](#). (Ord. No. 2172, 8/12/1993; Ord. No. 2305, 10/19/1995)
- (c) Detached and attached garages, shops and carports, and storage sheds exceeding 199 square feet, shall be subject to the design standards of [Section 10.20 \(d\), \(e\), \(g\) & \(h\)](#). (Ord. No. 2172, 8/12/1993; Ord. No. 2305, 10/19/1995; Ord. No. 2618, 2/27/2003)

11.19 Signs: As provided in [Article 45](#).

11.20 Minimum residential construction standards: All single-family dwellings and duplexes except “Temporary Dwellings” shall meet the minimum residential construction standards of the “[R1](#)” district, Section 10.20. (Ord. No. 2172, 8/12/1993)

11.21 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)